HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: July 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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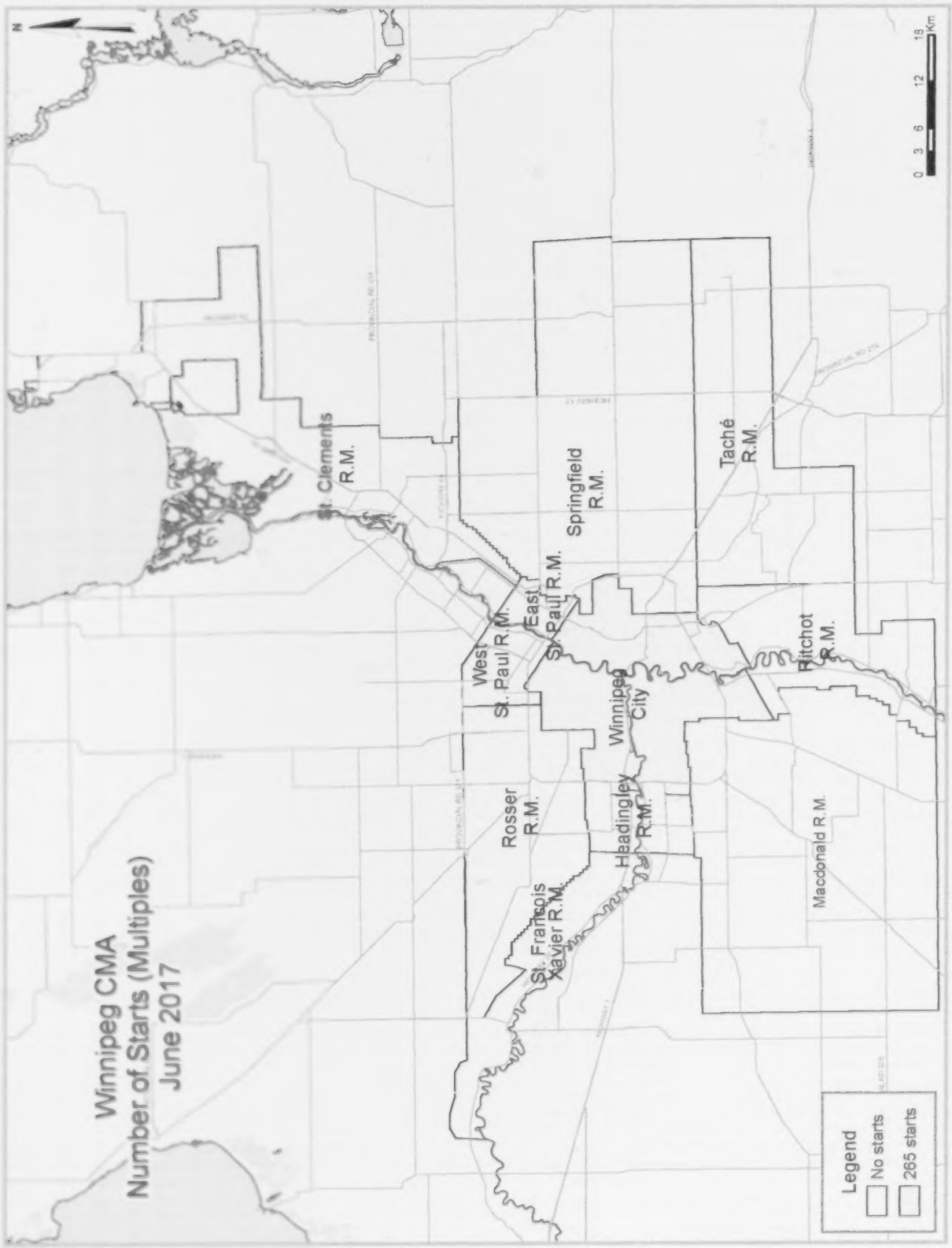
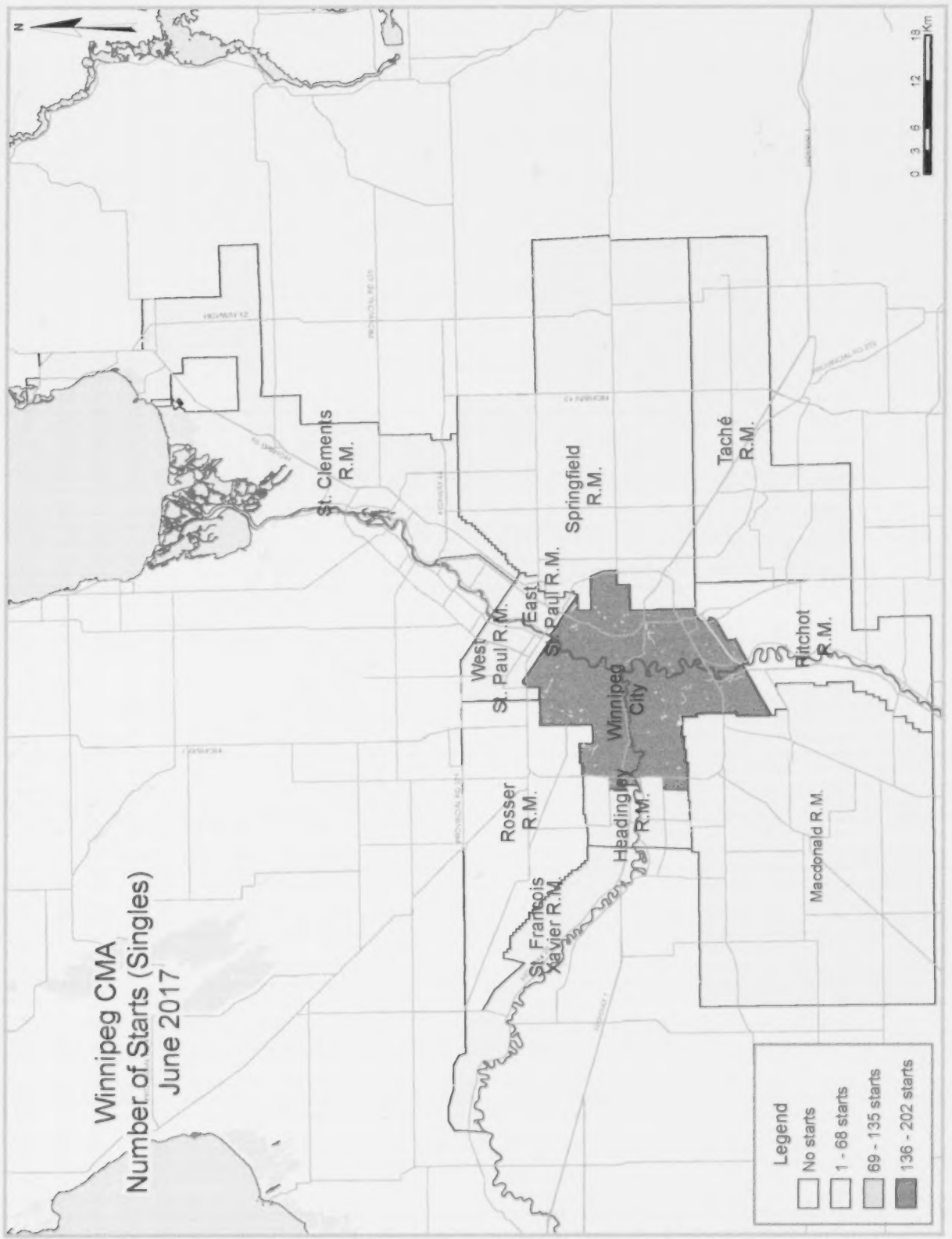
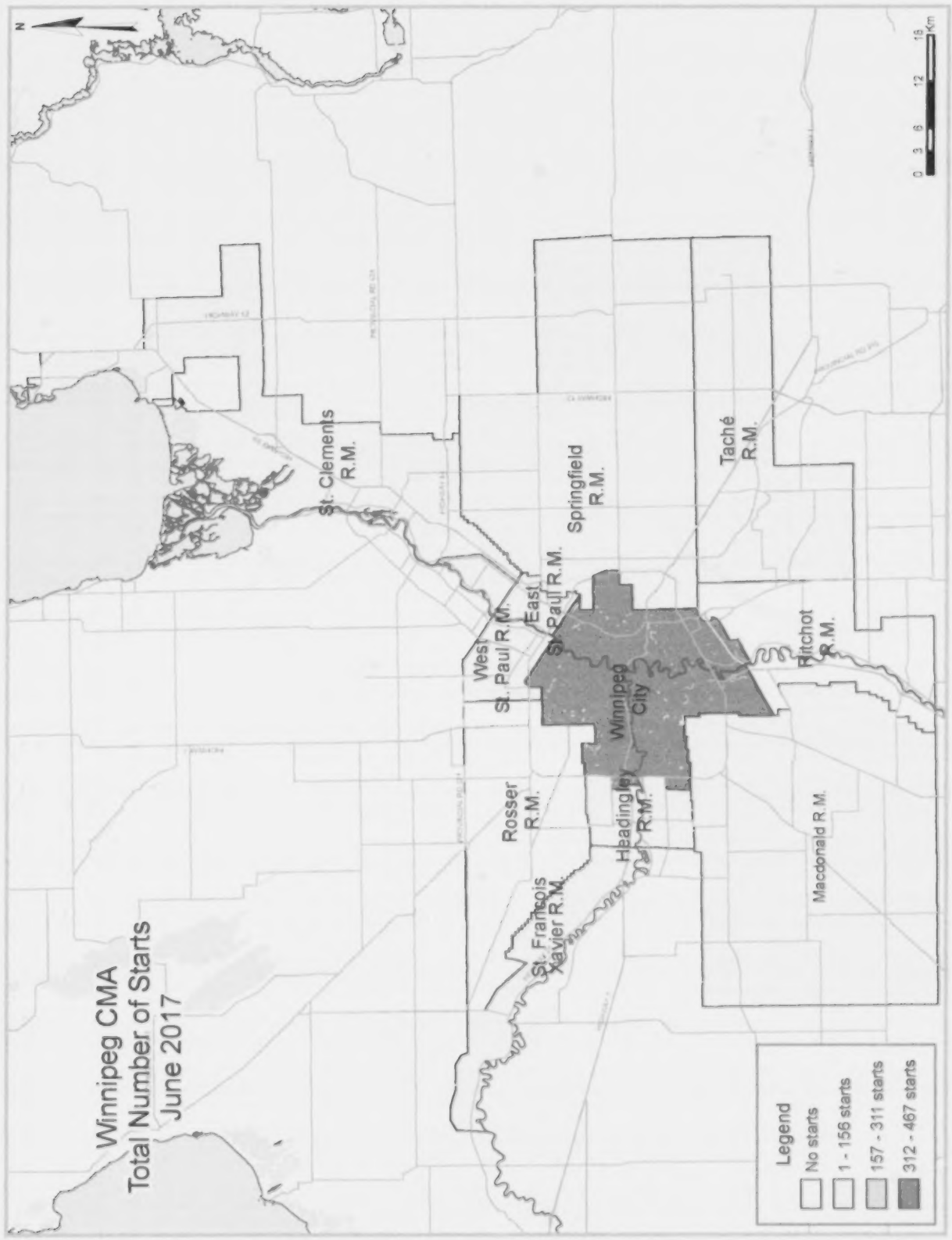
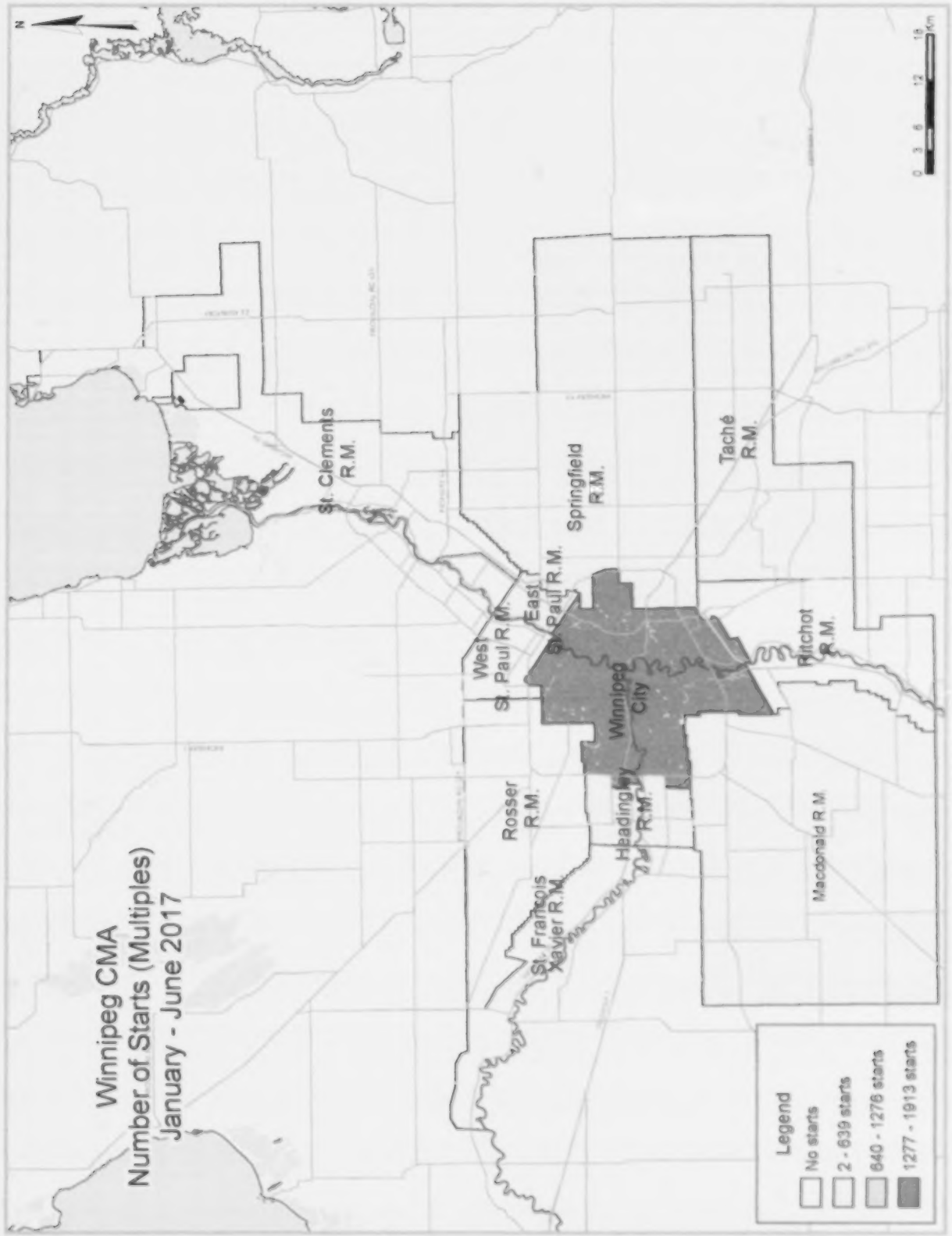
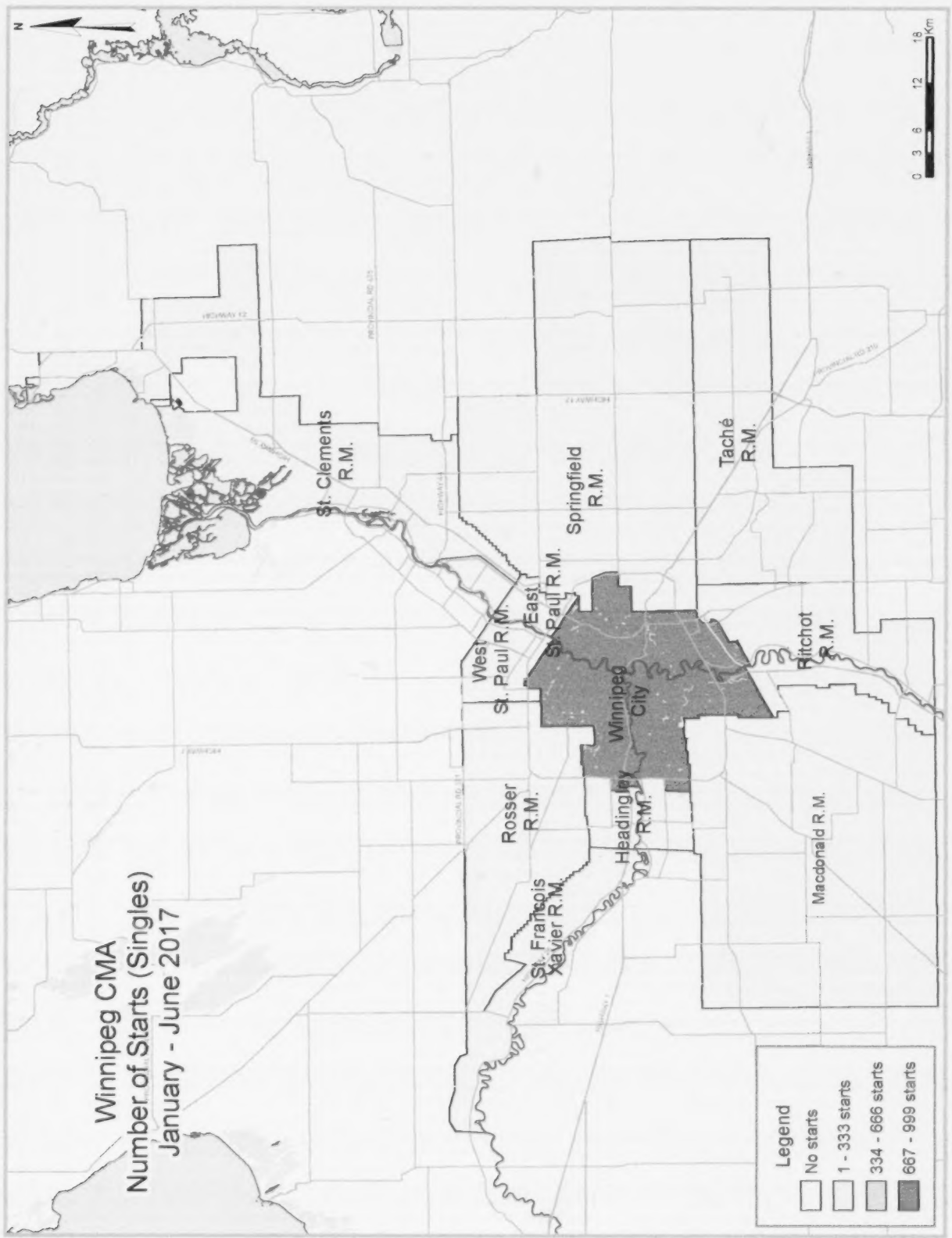
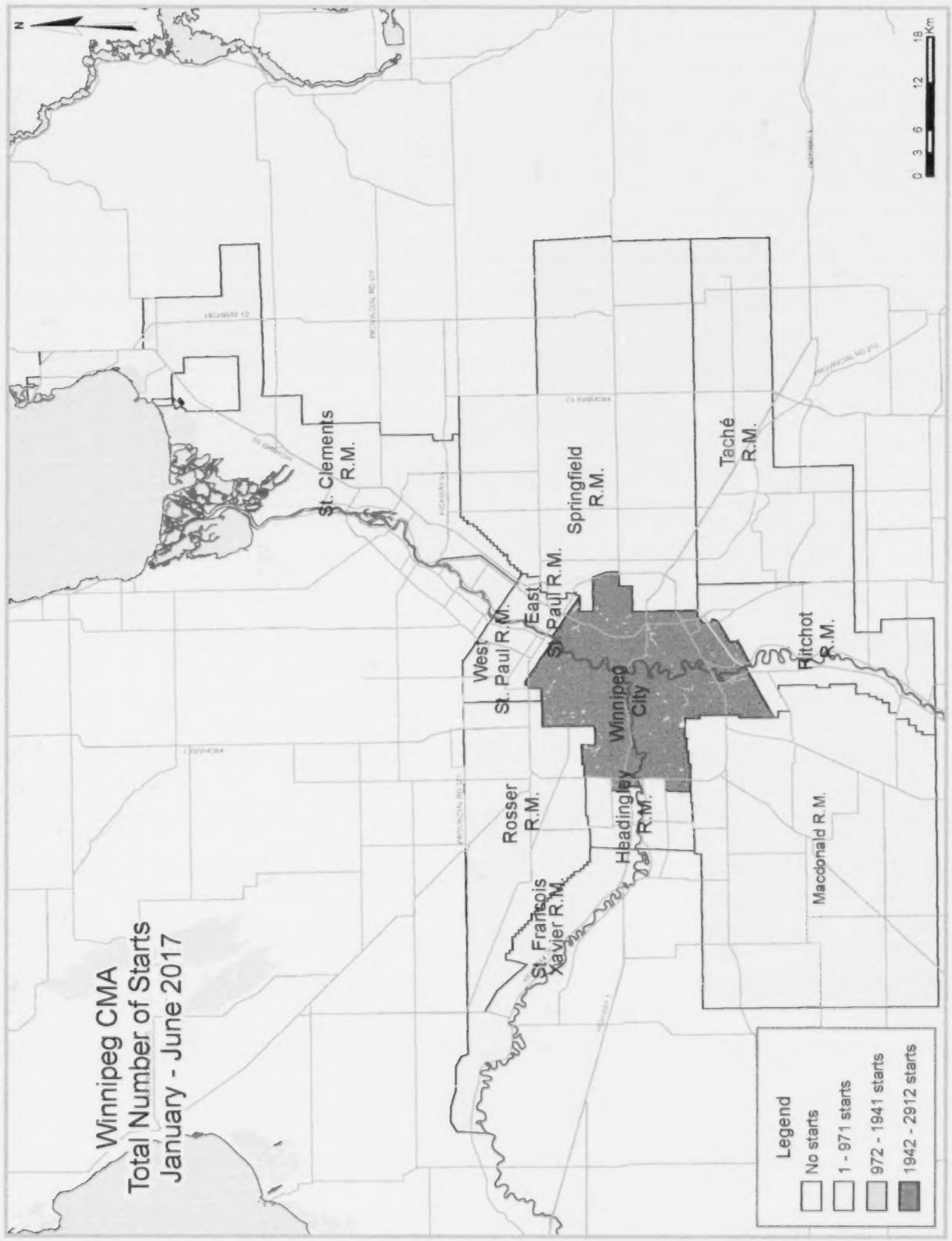

Winnipeg CMA
Number of Starts (Multiples)
June 2017
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
265 starts


Winnipeg CMA
Number of Starts (Singles)
June 2017
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 68 starts
69 - 135 starts
136 - 202 starts


Winnipeg CMA
Total Number of Starts
June 2017
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 156 starts
157 - 311 starts
312 - 467 starts


Winnipeg CMA
Number of Starts (Multiples)
January - June 2017
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 639 starts
640 - 1276 starts
1277 - 1913 starts


Winnipeg CMA
Number of Starts (Singles)
January - June 2017
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 333 starts
334 - 666 starts
667 - 999 starts


Winnipeg CMA
Total Number of Starts
January - June 2017
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 971 starts
972 - 1941 starts
1942 - 2912 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2017		
Winnipeg CMA[1]	May 2017	June 2017
Trend[2]	6,060	6,482
SAAR	8,484	5,718
	June 2016	June 2017
Actual		
June - Single-Detached	153	231
June - Multiples	191	265
June - Total	344	496
January to June - Single-Detached	843	1,189
January to June - Multiples	899	1,979
January to June - Total	1,742	3,168

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2017	231	38	0	0	18	132	5	72	496
June 2016	153	24	7	0	30	15	51	64	344
% Change	51.0	58.3	-100.0	n/a	-40.0	**	-90.2	12.5	44.2
Year-to-date 2017	1,187	124	0	2	286	964	13	592	3,168
Year-to-date 2016	843	94	7	0	150	197	72	379	1,742
% Change	40.8	31.9	-100.0	n/a	90.7	**	-81.9	56.2	81.9
UNDER CONSTRUCTION									
June 2017	1,404	128	0	2	346	1,445	65	2,079	5,469
June 2016	1,010	134	19	6	224	1,102	114	2,046	4,655
% Change	39.0	-4.5	-100.0	-66.7	54.5	31.1	-43.0	1.6	17.5
COMPLETIONS									
June 2017	143	14	0	0	65	0	6	24	252
June 2016	136	16	0	0	12	66	22	191	443
% Change	5.1	-12.5	n/a	n/a	**	-100.0	-72.7	-87.4	-43.1
Year-to-date 2017	838	100	0	3	153	157	26	390	1,667
Year-to-date 2016	818	118	0	0	122	190	49	298	1,595
% Change	2.4	-15.3	n/a	n/a	25.4	-17.4	-46.9	30.9	4.5
COMPLETED & NOT ABSORBED									
June 2017	170	34	0	1	53	175	n/a	n/a	433
June 2016	212	34	1	2	53	290	n/a	n/a	592
% Change	-19.8	0.0	-100.0	-50.0	0.0	-39.7	n/a	n/a	-26.9
ABSORBED									
June 2017	173	16	0	0	42	13	n/a	n/a	244
June 2016	139	18	0	0	13	79	n/a	n/a	249
% Change	24.5	-11.1	n/a	n/a	**	-83.5	n/a	n/a	-2.0
Year-to-date 2017	882	88	0	2	142	292	n/a	n/a	1,406
Year-to-date 2016	852	120	3	0	155	311	n/a	n/a	1,441
% Change	3.5	-26.7	-100.0	n/a	-8.4	-6.1	n/a	n/a	-2.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
June 2017	202	38	0	0	18	132	5	72	467
June 2016	125	24	0	0	30	15	51	64	309
East St. Paul R.M.									
June 2017	1	0	0	0	0	0	0	0	1
June 2016	10	0	0	0	0	0	0	0	10
Headingley R.M.									
June 2017	2	0	0	0	0	0	0	0	2
June 2016	0	0	7	0	0	0	0	0	7
MacDonald R.M.									
June 2017	7	0	0	0	0	0	0	0	7
June 2016	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	5	0	0	0	0	0	0	0	5
Rosser R.M.									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2017	3	0	0	0	0	0	0	0	3
June 2016	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
June 2017	1	0	0	0	0	0	0	0	1
June 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2017	1	0	0	0	0	0	0	0	1
June 2016	3	0	0	0	0	0	0	0	3
Tache R.M.									
June 2017	12	0	0	0	0	0	0	0	12
June 2016	0	0	0	0	0	0	0	0	0
West St. Paul R.M.									
June 2017	2	0	0	0	0	0	0	0	2
June 2016	1	0	0	0	0	0	0	0	1
First Nations									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
June 2017	231	38	0	0	18	132	5	72	496
June 2016	153	24	7	0	30	15	51	64	344

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
June 2017	1,177	124	0	2	311	1,421	65	2,079	5,179
June 2016	811	124	8	1	218	1,088	93	2,046	4,389
East St. Paul R.M.									
June 2017	28	0	0	0	0	0	0	0	28
June 2016	32	0	0	0	0	0	0	0	32
Headingley R.M.									
June 2017	21	0	0	0	28	0	0	0	49
June 2016	9	0	7	0	0	0	21	0	37
MacDonald R.M.									
June 2017	45	0	0	0	7	0	0	0	52
June 2016	29	0	0	5	0	0	0	0	34
Ritchot R.M.									
June 2017	25	0	0	0	0	0	0	0	25
June 2016	25	2	0	0	0	14	0	0	41
Rosser R.M.									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	2	0	0	0	0	0	0	0	2
St. Clements R.M.									
June 2017	25	0	0	0	0	0	0	0	25
June 2016	38	0	0	0	0	0	0	0	38
St. Francois Xavier R.M.									
June 2017	1	0	0	0	0	0	0	0	1
June 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2017	23	4	0	0	0	0	0	0	27
June 2016	31	8	0	0	6	0	0	0	45
Tache R.M.									
June 2017	29	0	0	0	0	24	0	0	53
June 2016	11	0	4	0	0	0	0	0	15
West St. Paul R.M.									
June 2017	30	0	0	0	0	0	0	0	30
June 2016	22	0	0	0	0	0	0	0	22
First Nations									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
June 2017	1,404	128	0	2	346	1,445	65	2,079	5,469
June 2016	1,010	134	19	6	224	1,102	114	2,046	4,655

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
June 2017	118	14	0	0	65	0	6	24	227
June 2016	114	16	0	0	12	66	16	191	415
East St. Paul R.M.									
June 2017	6	0	0	0	0	0	0	0	6
June 2016	2	0	0	0	0	0	0	0	2
Headingley R.M.									
June 2017	2	0	0	0	0	0	0	0	2
June 2016	3	0	0	0	0	0	0	0	3
Macdonald R.M.									
June 2017	8	0	0	0	0	0	0	0	8
June 2016	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
June 2017	1	0	0	0	0	0	0	0	1
June 2016	0	0	0	0	0	0	6	0	6
Rosser R.M.									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2017	2	0	0	0	0	0	0	0	2
June 2016	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2017	2	0	0	0	0	0	0	0	2
June 2016	2	0	0	0	0	0	0	0	2
Tache R.M.									
June 2017	3	0	0	0	0	0	0	0	3
June 2016	2	0	0	0	0	0	0	0	2
West St. Paul R.M.									
June 2017	1	0	0	0	0	0	0	0	1
June 2016	2	0	0	0	0	0	0	0	2
First Nations									
June 2017	0	0	0	0	0	0	0	0	0
June 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
June 2017	143	14	0	0	65	0	6	24	252
June 2016	136	16	0	0	12	66	22	191	443

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
June 2017	137	28	0	1	51	162	n/a	n/a	379
June 2016	175	30	0	2	53	271	n/a	n/a	531
East St. Paul R.M.									
June 2017	6	0	0	0	0	7	n/a	n/a	13
June 2016	2	0	0	0	0	0	n/a	n/a	2
Headingley R.M.									
June 2017	3	0	0	0	0	0	n/a	n/a	3
June 2016	2	0	0	0	0	0	n/a	n/a	2
MacDonald R.M.									
June 2017	9	1	0	0	0	0	n/a	n/a	10
June 2016	12	0	0	0	0	0	n/a	n/a	12
Ritchot R.M.									
June 2017	3	0	0	0	0	2	n/a	n/a	5
June 2016	4	0	0	0	0	5	n/a	n/a	9
Rosser R.M.									
June 2017	0	0	0	0	0	0	n/a	n/a	0
June 2016	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
June 2017	2	0	0	0	0	0	n/a	n/a	2
June 2016	3	0	0	0	0	0	n/a	n/a	3
St. Francois Xavier R.M.									
June 2017	0	0	0	0	0	0	n/a	n/a	0
June 2016	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
June 2017	6	5	0	0	0	0	n/a	n/a	11
June 2016	6	4	1	0	0	0	n/a	n/a	11
Tache R.M.									
June 2017	2	0	0	0	2	4	n/a	n/a	8
June 2016	3	0	0	0	0	14	n/a	n/a	17
West St. Paul R.M.									
June 2017	2	0	0	0	0	0	n/a	n/a	2
June 2016	4	0	0	0	0	0	n/a	n/a	4
First Nations									
June 2017	0	0	0	0	0	0	n/a	n/a	0
June 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
June 2017	170	34	0	1	53	175	n/a	n/a	433
June 2016	212	34	1	2	53	290	n/a	n/a	592

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
June 2017	144	15	0	0	42	11	n/a	n/a	212
June 2016	112	18	0	0	13	79	n/a	n/a	222
East St. Paul R.M.									
June 2017	4	0	0	0	0	0	n/a	n/a	4
June 2016	4	0	0	0	0	0	n/a	n/a	4
Headingley R.M.									
June 2017	2	0	0	0	0	0	n/a	n/a	2
June 2016	3	0	0	0	0	0	n/a	n/a	3
MacDonald R.M.									
June 2017	8	0	0	0	0	0	n/a	n/a	8
June 2016	7	0	0	0	0	0	n/a	n/a	7
Ritchot R.M.									
June 2017	3	0	0	0	0	2	n/a	n/a	5
June 2016	1	0	0	0	0	0	n/a	n/a	1
Rosser R.M.									
June 2017	0	0	0	0	0	0	n/a	n/a	0
June 2016	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
June 2017	2	0	0	0	0	0	n/a	n/a	2
June 2016	5	0	0	0	0	0	n/a	n/a	5
St. Francois Xavier R.M.									
June 2017	0	0	0	0	0	0	n/a	n/a	0
June 2016	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
June 2017	4	1	0	0	0	0	n/a	n/a	5
June 2016	4	0	0	0	0	0	n/a	n/a	4
Tache R.M.									
June 2017	5	0	0	0	0	0	n/a	n/a	5
June 2016	1	0	0	0	0	0	n/a	n/a	1
West St. Paul R.M.									
June 2017	1	0	0	0	0	0	n/a	n/a	1
June 2016	2	0	0	0	0	0	n/a	n/a	2
First Nations									
June 2017	0	0	0	0	0	0	n/a	n/a	0
June 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
June 2017	173	16	0	0	42	13	n/a	n/a	244
June 2016	139	18	0	0	13	79	n/a	n/a	249

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,855	184	7	3	280	534	90	1,101	4,054
% Change	12.6	-25.2	75.0	200.0	2.9	-7.6	-41.6	-26.5	-7.9
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	% Change
Winnipeg City	202	125	38	26	23	79	204	79	467	309	51.1
East St. Paul R.M.	1	10	0	0	0	0	0	0	1	10	-90.0
Headingley R.M.	2	0	0	0	0	7	0	0	2	7	-71.4
MacDonald R.M.	7	4	0	0	0	0	0	0	7	4	75.0
Ritchot R.M.	0	5	0	0	0	0	0	0	0	5	-100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	3	5	0	0	0	0	0	0	3	5	-40.0
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
Tache R.M.	12	0	0	0	0	0	0	0	12	0	n/a
West St. Paul R.M.	2	1	0	0	0	0	0	0	2	1	100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	231	153	38	26	23	86	204	79	496	344	44.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	999	697	122	96	267	183	1,524	562	2,912	1,538	89.3
East St. Paul R.M.	17	21	0	0	0	0	8	0	25	21	19.0
Headingley R.M.	16	4	0	0	28	28	0	0	44	32	37.5
MacDonald R.M.	53	31	2	0	0	0	0	0	55	31	77.4
Ritchot R.M.	22	18	0	2	0	0	0	14	22	34	-35.3
Rosser R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
St. Clements R.M.	15	25	0	0	0	0	0	0	15	25	-40.0
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	31	25	4	8	0	6	0	0	35	39	-10.3
Tache R.M.	23	10	0	0	0	0	24	0	47	10	***
West St. Paul R.M.	11	10	0	0	0	0	0	0	11	10	10.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,189	843	128	106	295	217	1,556	576	3,168	1,742	81.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Winnipeg City	18	28	5	51	132	15	72	64
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	7	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	18	35	5	51	132	15	72	64

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	254	132	13	51	932	183	592	379
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	28	7	0	21	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	6	0	0	0	0	0	0
Tache R.M.	0	0	0	0	24	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	282	145	13	72	964	197	592	379

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Winnipeg City	240	149	150	45	77	115	467	309
East St. Paul R.M.	1	10	0	0	0	0	1	10
Headingley R.M.	2	7	0	0	0	0	2	7
MacDonald R.M.	7	4	0	0	0	0	7	4
Ritchot R.M.	0	5	0	0	0	0	0	5
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	3	5	0	0	0	0	3	5
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	1	3	0	0	0	0	1	3
Tache R.M.	12	0	0	0	0	0	12	0
West St. Paul R.M.	2	1	0	0	0	0	2	1
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	269	184	150	45	77	115	496	344

Table 2.5: Starts by Submarket and by Intended Market January - June 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	1,115	781	1,192	327	605	430	2,912	1,538
East St. Paul R.M.	17	21	8	0	0	0	25	21
Headingley R.M.	16	11	28	0	0	21	44	32
MacDonald R.M.	55	31	0	0	0	0	55	31
Ritchot R.M.	22	20	0	14	0	0	22	34
Rosser R.M.	1	2	0	0	0	0	1	2
St. Clements R.M.	15	25	0	0	0	0	15	25
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	35	33	0	6	0	0	35	39
Tache R.M.	23	10	24	0	0	0	47	10
West St. Paul R.M.	11	10	0	0	0	0	11	10
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,311	944	1,252	347	605	451	3,168	1,742

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	% Change
Winnipeg City	118	114	18	20	67	24	24	257	227	415	-45.3
East St. Paul R.M.	6	2	0	0	0	0	0	0	6	2	200.0
Headingley R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
MacDonald R.M.	8	6	0	0	0	0	0	0	8	6	33.3
Ritchot R.M.	1	0	0	0	0	6	0	0	1	6	-83.3
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	2	2	0	0	0	0	0	0	2	2	0.0
Tache R.M.	3	2	0	0	0	0	0	0	3	2	50.0
West St. Paul R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	143	136	18	20	67	30	24	257	252	443	-43.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	648	622	100	142	164	133	525	488	1,437	1,385	3.8
East St. Paul R.M.	18	24	0	0	0	0	8	0	26	24	8.3
Headingley R.M.	11	9	0	0	0	0	0	0	11	9	22.2
MacDonald R.M.	51	26	4	0	0	0	0	0	55	26	111.5
Ritchot R.M.	28	9	2	2	0	6	14	0	44	17	158.8
Rosser R.M.	2	1	0	0	0	0	0	0	2	1	100.0
St. Clements R.M.	15	42	0	0	0	0	0	0	15	42	-64.3
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	36	40	4	6	0	0	0	0	40	46	-13.0
Tache R.M.	19	18	0	0	4	0	0	0	23	18	27.8
West St. Paul R.M.	14	26	0	0	0	0	0	0	14	26	-46.2
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	842	818	110	150	168	139	547	488	1,667	1,595	4.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Winnipeg City	61	8	6	16	0	66	24	191
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	6	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	61	8	6	22	0	66	24	191

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	139	96	25	37	135	190	390	298
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	6	14	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	4	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	143	96	25	43	157	190	390	298

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016	June 2017	June 2016
Winnipeg City	132	130	65	78	30	207	227	415
East St. Paul R.M.	6	2	0	0	0	0	6	2
Headingley R.M.	2	3	0	0	0	0	2	3
MacDonald R.M.	8	6	0	0	0	0	8	6
Ritchot R.M.	1	0	0	0	0	6	1	6
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	2	5	0	0	0	0	2	5
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	2	2	0	0	0	0	2	2
Tache R.M.	3	2	0	0	0	0	3	2
West St. Paul R.M.	1	2	0	0	0	0	1	2
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	157	152	65	78	30	213	252	443

Table 3.5: Completions by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	738	734	283	312	416	339	1,437	1,385
East St. Paul R.M.	18	24	8	0	0	0	26	24
Headingley R.M.	11	9	0	0	0	0	11	9
MacDonald R.M.	51	26	4	0	0	0	55	26
Ritchot R.M.	30	11	14	0	0	6	44	17
Rosser R.M.	2	1	0	0	0	0	2	1
St. Clements R.M.	15	42	0	0	0	0	15	42
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	40	44	0	0	0	2	40	46
Tache R.M.	19	18	4	0	0	0	23	18
West St. Paul R.M.	14	26	0	0	0	0	14	26
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	938	936	313	312	416	347	1,667	1,595

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
June 2017	25	18.5	39	28.9	37	27.4	10	7.4	24	17.8	135	-	441,068
June 2016	19	17.3	35	31.8	25	22.7	18	16.4	13	11.8	110	400,000	430,880
Year-to-date 2017	176	26.4	192	28.8	158	23.7	57	8.6	83	12.5	666	-	415,951
Year-to-date 2016	143	23.0	211	34.0	108	17.4	73	11.8	86	13.8	621	400,000	417,112
East St. Paul R.M.													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
Headingley R.M.													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
MacDonald R.M.													
June 2017	4	50.0	0	0.0	1	12.5	1	12.5	2	25.0	8	-	417,296
June 2016	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	-	542,651
Year-to-date 2017	15	32.6	4	8.7	9	19.6	8	17.4	10	21.7	46	-	424,228
Year-to-date 2016	3	11.1	0	0.0	9	33.3	5	18.5	10	37.0	27	-	518,738
Ritchot R.M.													
June 2017	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	-	-
June 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	9	37.5	12	50.0	0	0.0	0	0.0	3	12.5	24	-	349,388
Year-to-date 2016	1	10.0	9	90.0	0	0.0	0	0.0	0	0.0	10	-	-
Rosser R.M.													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	5	71.4	0	0.0	0	0.0	1	14.3	1	14.3	7	-	-
St. Francois Xavier R.M.													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
June 2017	1	25.0	2	50.0	0	0.0	0	0.0	1	25.0	4	-	387,475
June 2016	2	50.0	0	0.0	0	0.0	0	0.0	2	50.0	4	-	434,475
Year-to-date 2017	2	9.5	9	42.9	5	23.8	3	14.3	2	9.5	21	-	387,475
Year-to-date 2016	4	23.5	3	17.6	7	41.2	0	0.0	3	17.6	17	-	414,725
Tache R.M.													
June 2017	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	8	47.1	6	35.3	2	11.8	1	5.9	0	0.0	17	-	350,380
Year-to-date 2016	7	58.3	4	33.3	1	8.3	0	0.0	0	0.0	12	-	-
West St. Paul R.M.													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	2	28.6	0	0.0	0	0.0	5	71.4	7	-	600,000
First Nations													
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
June 2017	31	20.4	43	28.3	38	25.0	11	7.2	29	19.1	152	-	439,167
June 2016	21	16.9	36	29.0	26	21.0	19	15.3	22	17.7	124	402,500	442,319
Year-to-date 2017	211	26.8	224	28.5	174	22.1	69	8.8	109	13.9	787	-	416,483
Year-to-date 2016	163	22.8	229	32.1	125	17.5	79	11.1	118	16.5	714	402,500	422,665

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
June 2017

Submarket	June 2017	June 2016	% Change	YTD 2017	YTD 2016	% Change
Winnipeg City	441,068	430,880	2.4	415,951	417,112	-0.3
East St. Paul R.M.	-	-	n/a	-	-	n/a
Headingley R.M.	-	-	n/a	-	-	n/a
MacDonald R.M.	417,296	542,651	-23.1	424,228	518,738	-18.2
Ritchot R.M.	-	-	n/a	349,388	-	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	387,475	434,475	-10.8	387,475	414,725	-6.6
Tache R.M.	-	-	n/a	350,380	-	n/a
West St. Paul R.M.	-	-	n/a	-	600,000	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	439,167	442,319	-0.7	416,483	422,665	-1.5

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

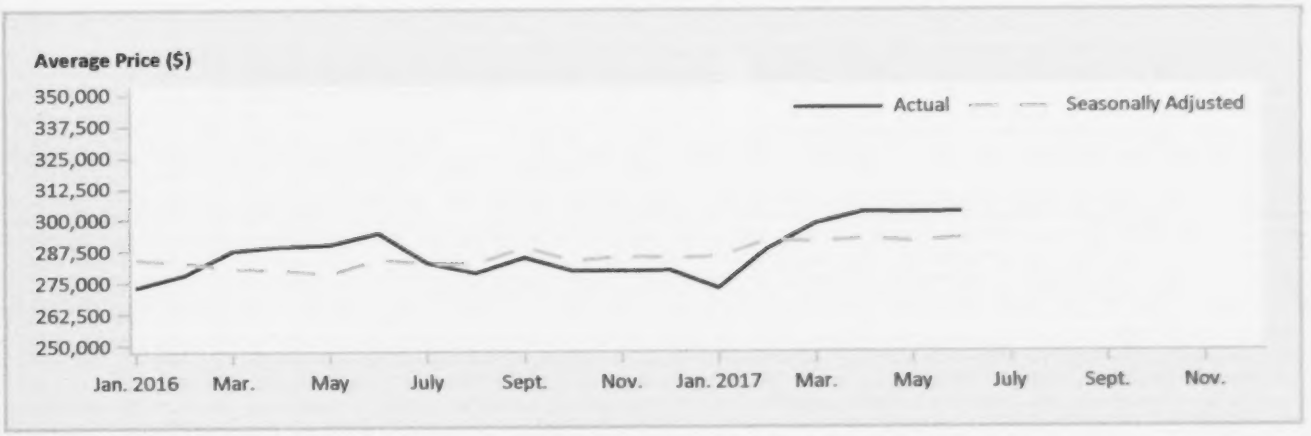


Figure 5.2: MLS® Residential Sales for Winnipeg

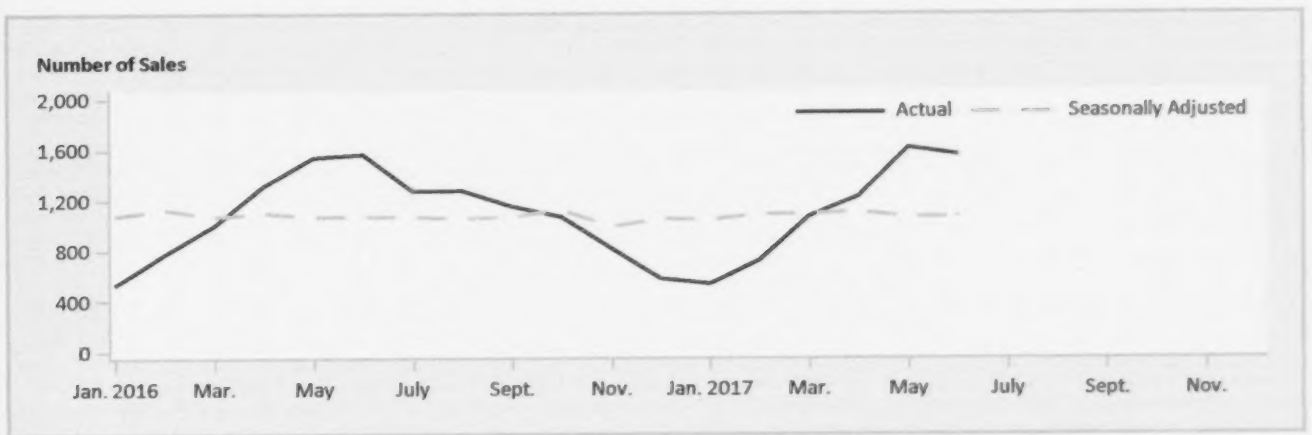
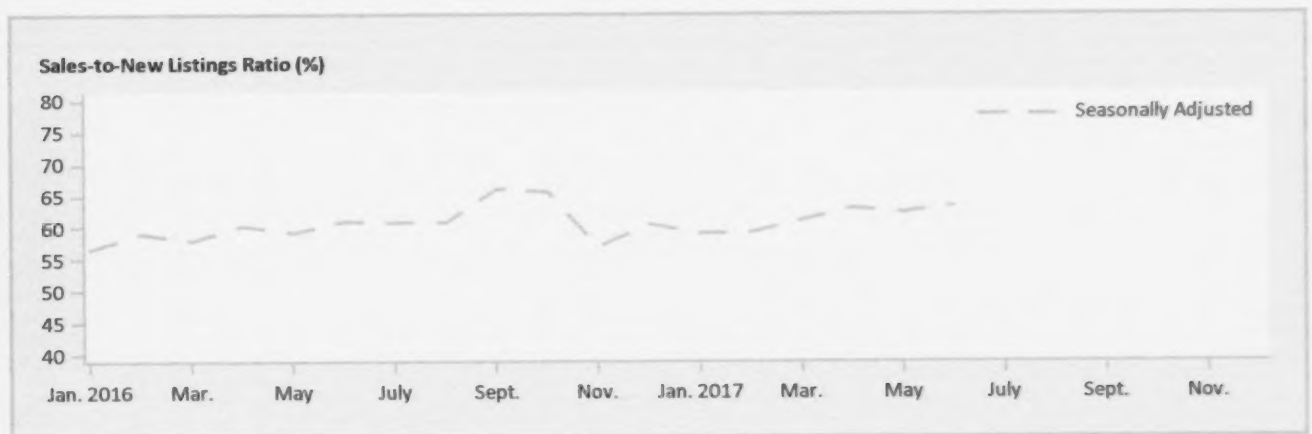


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Winnipeg



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
June 2017

		Interest Rates			NHPI, Total, Winnipeg CMA 2016.12 =100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	97.9	126.7	423	6.4	68.8	864
	February	561	3.14	4.64	97.9	126.4	424	6.3	68.8	866
	March	561	3.14	4.64	98.1	127.6	425	6.3	68.8	866
	April	561	3.14	4.64	98.3	127.8	426	6.3	68.8	864
	May	561	3.14	4.64	98.5	128.6	426	6.2	68.7	861
	June	561	3.14	4.64	98.7	129.6	425	6.3	68.6	862
	July	567	3.14	4.74	98.9	128.8	425	6.5	68.6	863
	August	567	3.14	4.74	99.0	128.9	424	6.6	68.4	860
	September	561	3.14	4.64	99.4	128.8	424	6.6	68.3	856
	October	561	3.14	4.64	99.9	129.2	425	6.8	68.4	848
	November	561	3.14	4.64	100.0	127.7	425	6.9	68.5	846
	December	561	3.14	4.64	100.0	127.6	426	6.9	68.6	849
2017	January	561	3.14	4.64	100.3	129.4	426	6.7	68.3	861
	February	561	3.14	4.64	100.5	129.3	426	6.7	68.3	870
	March	561	3.14	4.64	100.5	129.7	426	6.5	68.0	883
	April	561	3.14	4.64	101.3	130.1	426	6.3	67.8	886
	May	561	3.14	4.64	101.8	130.0	428	5.9	67.6	889
	June	561	3.14	4.64		129.9	430	5.8	67.8	887
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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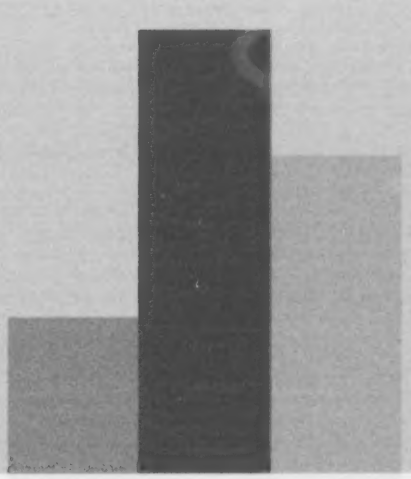

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